

43-244

W6932P6276

## WARRANTY DEED

Know All Men By These Presents

016563

TRANSFER  
TAX  
PAID

That **Charles B. Davis Company, Inc.**, a Maine corporation with a place of business at Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **James A. Grenier and Ellen M. Grenier**, of Fairfield, County of Somerset and State of Maine, and whose mailing address is 96 Ten Lots Road, Fairfield Center, ME 04937, the receipt whereof it does hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said James A. Grenier and Ellen M. Grenier, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situated in said Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Beginning in the westerly line of Burleigh Street at a point one hundred (100) feet northerly of a stone monument set in the ground at the intersection of the northerly line of Western Avenue and said westerly line of said Burleigh Street; thence running northerly in said westerly line of Burleigh Street seventy-two (72) feet; thence westerly at right angles with said westerly line of Burleigh Street about one hundred five (105) feet to Messalonskee Stream; thence southerly down said Messalonskee Stream seventy-two (72) feet measured at right angles to the last described line; thence parallel with the northerly line of the lot herein conveyed, and distant southerly therefrom seventy-two (72) feet, about one hundred eight (108) feet to the point of beginning.

BEING the same premises acquired by Charles B. Davis Company, Inc. by Deed of Distribution by Personal Representative from KeyBank National Association dated December 28, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6764, Page 308.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said James A. Grenier and Ellen M. Grenier, as joint tenants, their heirs and assigns, to them and their use and behoof forever.

AND it does COVENANT with the said Grantee, their heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that it has good right to sell and convey the same to the said Grantees

43-244

6932PG277

to hold as aforesaid; and that it and its successors and assigns shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Charles B. Davis Company, Inc., has caused this instrument to be sealed with its corporate seal and signed in its corporate name by James A. Grenier, its President thereunto duly authorized this 31<sup>st</sup> day of May, 2002.

Signed, Sealed and Delivered  
in the presence of

Charles B. Davis Company, Inc.

William P. Dubord  
Witness

By: James A. Grenier  
James A. Grenier  
Its: President

STATE OF MAINE  
County of Kennebec, ss.

Date: May 31, 2002

Personally appeared the above-named James A. Grenier, President of said corporation as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his capacity, and the free act and deed of said corporation.

Before me,

RECEIVED KENNEBEC SS.  
2002 JUN -4 11:00

ATTEST: William P. Dubord  
REGISTER OF DEEDS

William P. Dubord  
Notary Public



WILLIAM P. DUBORD  
Attorney At Law  
Notary Public  
My Commission Expires 6/26/2008